

**WHEN RECORDED RETURN TO:**

LED LLC  
401 Soomerset Rd  
Woodland, WA 98671

**DOCUMENT TITLE(S):**

Easement

**REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED:**

**GRANTOR:**

1. LED LLC

**GRANTEE:**

1. LED LLC

**ABBREVIATED LEGAL DESCRIPTION:**

Lot 1 & 2 of River Heights

Full Legal Description located on Page 2

**TAX PARCEL NUMBER(S):**

02053130020100

02053130020200

☐ If this box is checked, then the following applies:

I am requesting an emergency nonstandard recording for an additional fee as provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document.

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Signature

## EASEMENT FOR ACCESS TO RIVER

AGREEMENT made this November 9, 2011, between LED, L.L.C., a Washington Limited Liability Company, of 401 Sommerset Rd., Woodland, Washington 98674, herein called "owner", and LED, L.L.C., and its successors and assigns, herein referred to as "grantee".

### RECITALS

LED, L.L.C. is the owner of real property described herein and desires to grant an easement to the present owners and future owners of Lot 1 and 2 of RIVER HEIGHTS ESTATES, as described herein, for access to the Washougal River from the Washougal River Road to said river for recreational use only.

NOW, THEREFORE, the parties agree as follows:

### I. CONVEYANCE OF EASEMENT

Owner, LED, L.L.C., hereby grants and conveys to present and future owners of LOT 1 and 2, of RIVER HEIGHTS ESTATES, a short plat, a portion of Government Lot 3 (Fractional Northwest quarter of the Southwest quarter) Section 31, Township 2 North, Range 5 East of the Willamette Meridian, in Skamania County, Washington, an easement for ingress, egress, and on that portion of the following described real property from the Washougal River Road, south to the Washougal River, for recreational purposes only:

Lot 1 and 2 of RIVER HEIGHTS ESTATES short plat, a portion of Government Lot 3 (Fractional Northwest quarter of the Southwest quarter) Section 31, Township 2 North, Range 5 East, of the Willamette Meridian, in Skamania County, Washington.

### II. EASEMENT TO RUN WITH LAND AND TERMINATION

This grant of easement shall run with the land and shall be binding on and shall inure to the benefit of the parties hereto, their successors and assigns.

### III. RESTRICTIONS

1. The easement right can not be sold, assigned, or alienated in any manner. Any such attempt to sell, assign, encumber, or expand the rights granted herein are void.
2. This easement is granted as an accommodation with no monetary consideration. Grantee acknowledges the legal title of owner to the above-described property and agrees never to deny such title or to claim title in grantee's name, to include any adverse possession or claims by acquiescence.
3. Grantees shall exercise the rights granted herein at grantee's own risk, and agrees that grantees shall never claim any damages against owner for any injuries or damages suffered on account of the exercise of such right, regardless of the fault or negligence of the owner, and grantee shall indemnify owner against all liability for damages and expenses resulting from, arising out of, or in any way connected with, the exercise of the rights by grantees, and grantee's invitees entering the property at the invitation of grantees.
4. Grantees are prohibited from constructing or maintaining any improvements upon the easement.
5. Grantees are prohibited from making any commercial use of the easement area, and shall not perform or permit any of grantee's guests or invitees to perform any disorderly conduct or commit any nuisance on the premises or to use the premises in any way so as to interfere with the exercise by owners.

### IV. CONDITION OF EASEMENT

Owner does not warrant or represent that the easement area is safe or suitable for the purposes described herein and grantees shall enter upon the easement area at their own risk.

IN WITNESS WHEREOF, the parties have executed this agreement on this day first above written.

LED, L.L.C., Owner

Robert Espeland  
by ROBERT ESPELAND  
Manager

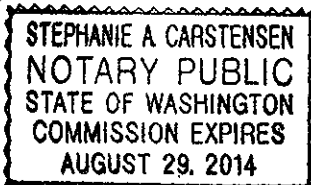
LED, L.L.C., Grantee

Robert Espeland  
by ROBERT ESPELAND  
Manager

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF CLARK )

On this day personally appeared before me ROBERT ESPELAND, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as the Manager of LED, L.L.C. with the authority to do so and as his free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 9 day of November, 2011.



Scartensen  
Notary Public  
Residing at Vanouver  
My commission expires 8-29-14